



Residential Communities Initiative
USMA West Point, NY

Housing Area: GFOQ

Units:	3
Historic:	Yes
Year Built:	1820 (Unit 100)
	1821 (Unit 101)
	1857 (Unit 102)
Average NSF:	6,800
Average GSF:	11,331
Allocation:	Gen'l Officers

Previous Projects Identified

Scope of Work	Completion Date	Units Affected	Available Cost Data
Roof repair	2004	101	Contract Cost: \$ 118,450
		NSF: 4,400	\$ 118,450 per unit
		GSF: 7,325	\$ 26.92 per NSF
			\$ 16.17 per GSF
Comprehensive renovation of kitchen/laundry New electrical (kitchen only) New plumbing (kitchen only) New ventilation (kitchen only)	2003	100	Contract Cost: Unknown
Replacement of lead-coated porch roof and exterior repainting	2002	100	Contract Cost: Unknown
Exterior repairs	1994	100	Contract Cost: \$ 148,200
		101	\$ 49,400 per unit
		102	\$ 7.26 per NSF
			\$ 4.36 per GSF
Localized exterior repairs and patching Repainting entire masonry exterior and windows	1993	100	Contract Cost: Unknown
Interior kitchen repairs	1993	101	Contract Cost: \$ 17,540
Moisture prevention in basement	1992	100	Contract Cost: \$ 97,000

Identified Projects Planned Before RCI Transition Date

Scope of Work	Available Cost Estimates
Renovation Quarters 100	
<i>Architectural/Structural</i>	
Selective demo and protection	\$ 383,014
Site work and exterior paving	\$ 77,264
Structural repairs	\$ 102,885
Roof repairs	\$ 610,510
Insulation	\$ 18,975
Gutters and flashing	\$ 36,615
Masonry repairs	\$ 289,994
Window restoration and replacement	\$ 356,516
Doors	\$ 368,065
Exterior painting	\$ 380,109
Carpentry and millwork	\$ 495,493
Plaster and drywall	\$ 561,448
Finishes	\$ 1,831,159

Note: Funding for this project has not been identified
Anticipate that project will not be completed prior to RCI Transition Date

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Misc metals	\$ 35,304
Light fixture allowance	\$ 204,761
Subtotal	<u>\$ 5,752,112</u>

MEP

Demo of MEP	\$	67,162
Electrical	\$	632,491
HVAC	\$	378,150
Air conditioning	\$	253,282
Plumbing	\$	179,223
Fire Protection	\$	120,849
Subtotal	\$	1,631,157

Total Estimate	\$ 7,383,269
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Source: Burns and Roe Enterprises/Page Ayres Cowley Architects, 2004

Anticipated RCI Renovations - Initial Development Period

Scope of Work	Units
Assume Renovation Scope Above	100
Revitalization	101 102